



# Flathead County

## Planning & Zoning

40 11<sup>th</sup> Street West, Suite 220 Kalispell, MT 59901  
Telephone 406.751.8200 Fax 406.751.8210

### **MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION**

*Submit this application, all required information, and appropriate fee (see current fee schedule)  
to the Planning & Zoning office at the address listed above.*

**FEE ATTACHED \$** \_\_\_\_\_

**SUBDIVISION NAME:** North Lamb Lane Subdivision

**OWNER(S) OF RECORD:**

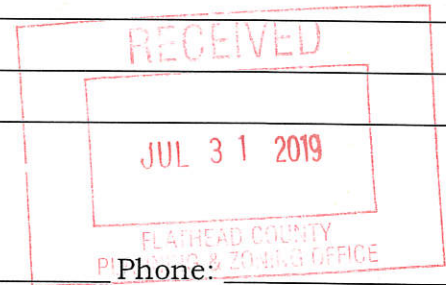
Name: C.R.O.W. LLC

Phone: 406-260-1633

Mailing Address: P.O. Box 4147

City, State, Zip: Whitefish, Mt, 59937

Email: jakechristiansen@hotmail.com



**APPLICANT (IF DIFFERENT THAN ABOVE):**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Email: \_\_\_\_\_

**TECHNICAL/PROFESSIONAL PARTICIPANTS:**

Name: A2Z Engineering- Matt Nerdig

Phone: 406-249-1385

Mailing Address: 138 E Center St.

City, State, Zip: Kalispell, MT 59904

Email: mnerdig@a2z-engineering.com

Name: Sam Cordi Land Surveying- Thomas "Skip" Sibson-

Phone: 406-250-0371

Mailing Address: P.O. Box 323

City, State, Zip: Whitefish, Mt 59937

Email: tesibson@hotmail.com

**LEGAL DESCRIPTION OF PROPERTY:**

Street Address 1545 Karrow Ave

City/State & Zip Whitefish, Mt 59937

Assessor's Tract No.(s) 3022X01-AG2-2

Lot No.(s) 2

Section 1/4 section

Township 30 N

Range R22W

**GENERAL DESCRIPTION/TYPE OF SUBDIVISION:** 1st Major Subdivision  
Using Cluster House CUP. CUP has been approved

Number of Lots or Rental Spaces 6 Total Acreage in Subdivision 15.2  
Total Acreage in Lots 9.33 Minimum Size of Lots or Spaces 1.472  
Total Acreage in Streets or Roads .886 Maximum Size of Lots or Spaces 1.902  
Total Acreage in Parks, Open Spaces and/or Common Areas 5.87

**PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:**

Single Family x Townhouse \_\_\_\_\_ Mobile Home Park \_\_\_\_\_  
Duplex \_\_\_\_\_ Apartment \_\_\_\_\_ Recreational Vehicle Park \_\_\_\_\_  
Commercial \_\_\_\_\_ Industrial \_\_\_\_\_ Planned Unit Development \_\_\_\_\_  
Condominium \_\_\_\_\_ Multi-Family \_\_\_\_\_ Other \_\_\_\_\_

**APPLICABLE ZONING DESIGNATION & DISTRICT:** R 2.5 Whitefish Rural

**IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL, WHITEFISH, OR COLUMBIA FALLS?** Yes

**ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS:** 400,000

**IMPROVEMENTS TO BE PROVIDED:**

**Roads:** \_\_\_\_\_ Gravel \_\_\_\_\_ Paved \_\_\_\_\_ Curb \_\_\_\_\_ Gutter \_\_\_\_\_ Sidewalks \_\_\_\_\_ Alleys \_\_\_\_\_ Other \_\_\_\_\_  
**\* Water System:** \_\_\_\_\_ Individual \_\_\_\_\_ Shared \_\_\_\_\_ Multiple User x Public  
**\* Sewer System:** \_\_\_\_\_ Individual \_\_\_\_\_ Shared \_\_\_\_\_ Multiple User x Public  
**Other Utilities:** \_\_\_\_\_ Cable TV \_\_\_\_\_ Telephone x Electric \_\_\_\_\_ Gas \_\_\_\_\_ Other \_\_\_\_\_  
**Solid Waste:** \_\_\_\_\_ Home Pick Up \_\_\_\_\_ Central Storage x Contract Hauler \_\_\_\_\_ Owner Haul  
**Mail Delivery:** x Central \_\_\_\_\_ Individual \_\_\_\_\_ School District: Whitefish  
**Fire Protection:** x Hydrants \_\_\_\_\_ Tanker Recharge \_\_\_\_\_ Fire District: Whitefish  
**Drainage System:** Bio Detention

\* **Individual** (one user)

**Shared** (two user)

**Multiple user** (3-9 connections or less the 25 people served at least 60 days of the year)

**Public** (more than 10 connections or 25 or more people served at least 60 days of the year)

\* If the water supply and wastewater treatment systems are shared, multiple user, or public, provide a statement of whether the systems will be public utilities as defined in 69-3-101 and subject to the jurisdiction of the public service commission or exempt from public service commission jurisdiction. If exempt, provide an explanation for the exemption.

**PROPOSED EROSION/SEDIMENTATION CONTROL:**

All standard practice BMP procedures will be followed to mitigate issues.

**VARIANCES: ARE ANY VARIANCES REQUESTED?** no (yes/no)

*(If yes, please complete the information on page 3)*

**SECTION OF REGULATIONS CREATING HARDSHIP:**

**PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED**

**BELOW:** *(The Commission shall not approve a variance unless it finds that all of the following are met)*

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.  

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2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.  

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3. The variance will not cause a substantial increase in public costs, now or in the future.  

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4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.  

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5. The variance is consistent with the surrounding community character of the area.  

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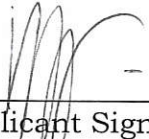
**APPLICATION CONTENTS:**

1. Completed Preliminary Plat application (unbound copy)
2. 14 folded copies of the preliminary plat. (*Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations*).
3. One reproducible set of supplemental information (*See Appendix B -Flathead County Subdivision Regulations*).
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. A separate fee made out to 'GIS' for the 'Adjoining Property Owners List'. The list will be sent directly to the Planning & Zoning office and is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

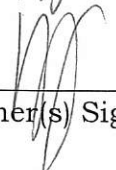
*This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:*  
**Flathead County Planning & Zoning Office 40 11<sup>th</sup> Street West, Ste 220**  
**Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210**

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*I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.*

 - Managing member C.R.O.W. LLC  
Applicant Signature

July 31/19  
Date

 Managing member C.R.O.W. LLC  
Owner(s) Signature (all owners must sign)

July 31/19  
Date

**Flathead County Subdivision Regulations**  
**Appendix B**  
**Application and Preliminary Plat Supplements**

**Part 1 – Application Supplements**

In addition to a subdivision application and requirements of these Regulations the following information, including one reproducible set of all application information, must be supplied and considered part of the subdivision application, if applicable:

- a. A fee simple property deed or other instrument showing title and ownership for the property being subdivided. No subdivision application is allowed on a parcel or tract of land which is not recorded or recognized by the county assessor;  
See attached [Copy of Deed](#)
- b. A copy of each certificate of survey or subdivision plat(s) pertaining to the subject parcel filed or recorded since July 1, 1973;  
See attached two subdivision plats- Assembly of God , Assembly of God II as found by Flathead County Recording Office
- c. If the proposed subdivision is a major or subsequent minor, an environmental assessment which meets the requirement of Appendix C (Environmental Assessment);  
See attached [Flathead County, Montana Subdivision Regulations Environmental Assessment](#)
- d. If the subdivision is a first minor subdivision a summary of probable impacts, Appendix D (First Minor Subdivision Impact Criteria), including any mitigation of impacts;  
This is first Major Subdivision so does not apply.
- e. A Fire Prevention Control and Fuels Reduction Plan for subdivisions in a Wildland Urban Interface, pursuant to Section 4.7.27;  
See [North Lamb Lane Subdivision Fire Prevention Control and Fuels Reduction Plan](#)
- f. A Flood Hazard Evaluation pursuant to Section 4.7.9;  
Proposed subdivision is not within a flood zone. See Attached map from Flood Hazard Evaluation FIMA FIRM which shows property in Zone X- Areas to be outside the 0.2% Outside the Annual Chance Flood plain.
- g. A conceptual storm water drainage plan in conformance with section 4.7.13;  
*A proposed storm water drainage plan is attached to this submittal. The final stormwater drainage plan will be analyzed and put together per DEQ circular 8. The design will make use of detention swales to store water in larger storms and allow them to flow off site at no greater than pre development flows.*
- h. A Dust Control Plan identifying reasonable precautions intended to mitigate dust generated by the subdivision pursuant to Section 4.7.14 and Appendix J;  
See Attached [Dust Control Plan](#)
- i. Copies of easements or proposed easements to provide legal primary, and secondary if required, access to the subdivision. If any access easement is provided through federal or state lands, evidence that the land management agency has been contacted;  
See Attached [easements](#)
  - 1. Proposed- North Lamb Lane Subdivision Declaration of Driveway Easement and Maintenance Agreement- which is a working draft for driveway easements between lots 2&3, 4&5
  - 2. Proposed- Acknowledgement of Private Easement and Road Maintenance Agreement- which is draft of Lamb Lane easement between Whitefish Assembly of God Church, Karrow Properties LLC and Crow LLC or the North Lamb Lane HOA
  - 3. Proposed-Well Water Agreement and Water Supply System Easement – which is a draft document of the well and water supply lines
  - 4. Septic System and Pipeline Easement Agreement

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- j. Copies of any existing Road Approach Permits if proposing to use an existing access onto a County road or State highway;  
Lot 1 will use an existing approach off Karrow Avenue. See attached 1545 Karrow Ave Approach Permit  
Lots 2, 3, 4, 5, and 6 will use approaches off Lamb Lane and it is a private road, and therefore no approach permit is needed.
- k. When the subdivider owns adjacent property, the subdivider may be required to provide a plan of development indicating intent for the development of the other property;  
The adjacent property 74 Lamb Lane (old recorded address is 1555 Karrow) is owned by Karrow Properties LLC. Karrow Properties LLC and CROW LLC have the same owners. 74 Lamb Lane is the owners primary residence. There is no plans to further develop owned surrounding property at 74 Lamb Lane.
- l. A copy of any existing covenants and restrictions on any lands to be subdivided;  
No exiting covenants and restriction on 1545 Karrow Avenue are on file.
- m. If common property is to be deeded to a property owners association, a draft of the covenants and restrictions or Home Owners Agreement which will govern the common property;  
The proposed 5.87 acre Park Open Space as shown on attached Lot Layout will be deeded to North Lamb Lane Subdivision Home Owners Association. See attached draft version of the North Lamb Lane Subdivision Covenants, Conditions, and Restrictions for outlined Home Owners Association agreement.
- n. Drafts of proposed covenants and restrictions are encouraged to be submitted, if applicable;  
See attached draft of North Lamb Lane Subdivision Covenants, Conditions, and Restrictions.
- o. A draft Road User's Agreement or CC&R's addressing road maintenance;  
See Attached Acknowledgement of Private Easement and Road Maintenance Agreement- which is draft of Lamb Lane easement between Whitefish Assembly of God Church, Karrow Properties LLC and Crow LLC or the North Lamb Lane HOA
- p. A "Will Serve Letter" or agreement from the public water and/or sewer provider indicating they will provide service to the subdivision;  
*The water will be provided through an existing well with an MDEQ approved design of a multiple user water supply system. The system will be designed per DEQ circular 3 – Standards for Small Water Systems. The system design will follow the necessary DEQ regulations and seek the required approvals. A will serve letter will not be required as the proposed system will be owned by the Homeowners Association for the proposed subdivision.*
- q. A description and map of the proposed subdivision's water supply systems, solid waste disposal systems, and wastewater treatment systems, including whether the water supply and wastewater treatment systems are individual, shared, multiple user, or public as those systems are defined in rules published by the Montana Department of Environmental Quality. The map must show the location, within 100 feet outside of the exterior property line of the subdivision and on the proposed lots the following:
- i. 100-Year flood plains;  
See attached Lot Lay out – according to the FIMA FIRM map the property is not located in or within 100 feet of a 100-year flood plain.
  - ii. Surface water features, including lakes, streams and rivers, springs and irrigation ditches;  
See Attached Lot Layout –according to USGS and Flathead GIS Hydrology mapping the property is not located in or within 100 feet of surface water as specified above.
  - iii. Existing, previously approved, and, for parcels less than 20 acres, proposed water wells and wastewater systems;  
See Attached Lot Layout- the existing wells are shown. The process of variance application and testing has commenced as required by MDEQ to use the existing well as a multi user well. According to the GWIC mapping the one well is within 100' and it is registered to Eugene Lamb at 1535 Karrow



Avenue with GWIC ID# 290754, and no register wastewater systems are within 100'. (according to Flathead County GIS)

- iv. Location, within 500 feet outside of the exterior property line of the subdivision, of public water and sewer facilities.

*Lot Layout is attached showing all the items listed above. There is a City of Whitefish water main located adjacent to the property but the necessary DEQ variance is currently being processed. The on site system will make use of the existing well that has more than adequate flows according to a recent pump test. This type of water supply matches the surrounding lots and makes sense given the current water constraints faced by the City of Whitefish Water Supply System.*

- r. Evidence of suitability for new onsite wastewater treatment systems which include:

- i. Soil profile description(s) from a representative drain field site or sites identified on the vicinity map that complies with standards published by the Montana Department of Environmental Quality;
- ii. Demonstration that each soil profile contains a minimum of four feet of vertical separation distance between the bottom of the permeable surface of the proposed wastewater treatment system and a limiting layer;
- iii. In cases in which the soil profile or other information indicates that ground water is within five feet of the natural ground surface, evidence that the ground water will not exceed the minimum vertical separation distance.

*A soil profile of the proposed drainfield location is attached to this submittal. The site had extensive groundwater monitoring to verify that four feet of separation could be maintained. The proposed drainfield site had seven feet from the ground surface to the high water level based on the monitoring results. The drainfield design was done in accordance with DEQ circular 4 and the non degradation calculations were performed. The non degradation calculations showed that the proposed drainfield will not have an adverse affect on the ground or surface water. The non degradation calculations have been reviewed and pre-approved by the Montana DEQ.*

- s. For new water supply systems, unless storage tanks are proposed, evidence of adequate water availability which includes information from:

- i. Well logs or testing of onsite or nearby wells;
- ii. Published hydro-geological reports; Flathead County Subdivision Regulations Page -A5
- iii. As otherwise specified by rules adopted by the Montana Department of Environmental Quality.  
*The existing water supply well log is attached to this submittal. A pump test was also performed for 72 hours to verify flow rates. The pump test showed that the well was capable of the needed 35 gpm with very minimal drawdown. The pump had 4 feet of drawdown during the test and maintained more than 100 feet of water over the pump. The pump test was performed per the Montana DEQ circular standard, the pump test will serve to verify water availability during the DEQ design process. The multiple user system will use a well pump and properly sized pressure tanks to provide water to the proposed lots. The flow rates and pipe sizing will be design per the DEQ standards to carry adequate flows to each proposed lot and residence .*

- t. Evidence of sufficient water quality in accordance with rules adopted by the Montana Department of Environmental Quality;

*The primary constituents were tested out of the existing well per Montana DEQ requirements for multiple user water supply systems. The test results are attached to this submittal and show that the well meets sufficient water quality parameters.*

- u. A preliminary analysis of potential impacts to ground water quality from new wastewater treatment systems, using as guidance rules adopted by the Board of Environmental Review pursuant to 75-5-301 and 75-5-303, MCA related to standard mixing zones for ground water, source specific mixing zones, and non-significant changes in

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water quality. The preliminary analysis may be based on currently available information and must consider the effects of overlapping mixing zones from proposed and existing wastewater treatment systems within and directly adjacent to the subdivision. The subdivider may perform a complete nondegradation analysis in the same manner as is required for an application that is reviewed by the Department of Environmental Quality; *A complete non degradation analysis has been performed and reviewed/approved by the Montana DEQ subdivision section. A preliminary approval was obtained to insure that no issues related to this item would arise within the subdivision review process. A copy of the non degradation packet is attached to this submittal.*

- v. A drawing of the conceptual lot layout at a scale no smaller than 1 inch equal to 200 feet that shows all information required for a lot layout document in rules adopted by the Montana Department of Environmental Quality;

*See attached Lot Layout.*

- w. Information regarding the disposition of water rights. This includes copies of any water rights owned by the land owner to be reserved and/or transferred. The subdivider shall indicate a proposal to:

- i. Reserve all or a portion of the appropriated water rights owned by the owner of the land to be subdivided and transfer the water rights to a single entity for use by landowners within the subdivision who have a legal right to the water;  
*The developers goal is to transfer all rights to the North Lamb Lane HOA. Currently Lamb, Eugene R. Living Trust and Karrow Properties are listed-See Ground Water Certificate. Lamb, Eugene R. Living Trust and Karrow LLC will be relinquishing all rights and transferring to Crow LLC or the North Lamb Lane Subdivision HOA. In speaking with Nate Ward and Emily Gillespie at DEQ on changing to CROW LLC or North Lamb Lane Subdivision HOA they requested to leave the Ground Water Certificate as is until DEQ review. At that time they will determine how to transfer water rights and the documentation they would like.*
- ii. Establish a landowner's water use agreement administered through a single entity that specifies administration and the rights and responsibilities of landowners within the subdivision who have a legal right and access to the water if the subdivision creates parcels with lot sizes averaging less than 5 acres and the land to be subdivided is subject to a contract or interest in a public or private entity formed to provide the use of a water right on the subdivision lots; or *See draft of Well Water Agreement and Water Supply System Easement – which is a draft document of the well easement and use agreement. DEQ will supply additional information to complete agreement.*
- iii. Reserve and sever all surface water rights from the land.  
*All rights will go to the HOA of the 6 lots. A copy of the water rights certificate for the existing well is attached. The well will be designed to insure that it does not exceed the allowed water right per exempt water right restrictions of 35 GPM and 10 Acre Feet. Irrigated lawn and landscaped areas around homes are restricted as outlined in the CC&R to insure that the total water rights volume is not exceeded.*

- x. For major subdivisions, an adjoiners list of all tracts, lots, or land parcels adjoining the proposed subdivision together with the name and address of the owner of each tract, lot, or land parcel certified by the clerk and recorder, GIS Office or title company, generated not more than 30 days prior to the application submittal. Where the proposed subdivision abuts a public right-of-way, or rivers less than 150 feet in width, the properties across such right-of-way or water course shall be considered as adjacent; Note: Adjoiner lists shall be valid for a six month period. If the origination date of the adjoiners list is older than six months of the scheduled public hearing the Planning and Zoning Office shall require a new adjoiners list before the application is scheduled for a public hearing.

*Fee was paid at Flathead County Planning & Zoning Office upon submittal of Preliminary Plat*

- y. A draft Latecomers Agreement pursuant to Section 4.0.17 and Appendix I;

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N/A Proposed Subdivision is only one phase and will not have costs that will be reimbursed from future lot purchasers.

- z. A clear written description of directions to the subject site for vehicle travel;  
From Highway 93 South just south of Whitefish, turn west on Blanchard Lake Road. Follow around 3 90 degree bends as it turns into Karrow Ave. At intersection of Lamb Lane and Karrow Ave turn east onto Lamb Lane. Subject parcel is along entire northside of Lamb Lane.
- aa. One or more site location map(s) on 11" x 17" paper. Site location maps shall be clear, concise and reproducible, showing the following:
- i. The locations of the proposed subdivision in relation to the nearest town, highway, and road system;  
See Site map 1
  - ii. Vehicle access to the subdivision from the adjoining or nearest public roads; See Site Map 2
  - iii. Names of any adjoining platted subdivisions and/or numbers of adjoining Certificates of Survey on record in the Office of the Clerk and Recorder.  
See Preliminary Plat for adjoining C.O.S. and platted subdivisions
- bb. A description of any existing or proposed stream bank or shoreline alterations, and any proposed construction or modification of lake beds or stream channels. Provide information on location, extent, type, and purpose of alteration;  
There are no stream bank or shoreline alteration, nor any lake bed or stream channel modification on property.
- cc. A description of all existing and proposed easements or rights-of-way for utilities, or other purposes on or adjacent to the proposed subdivision, including:
- i. A description of each easement width;
    1. Septic drain field easements on Lot 1 – 140ft x104ft
    2. Replacement septic drain field easements on Lot 1 & 2 140ft x 104 ft total
    3. Well easement on Lot 1- access to all owners to inspect, repair, replace as well as protect the 100ft well radius from contaminants
    4. Driveway easements between lot 2 & 3 and lot 4 & 5 10 ft per owner for a 20 ft total width
    5. Water/ Septic line easements through all lots 15 ft
    6. Easement of Lamb Lane Private Road 60 Ft
    7. Utility and road easement of Lamb Lane 30 ft
    8. Easement of bike path along Karrow Ave 15 ft
  - ii. The approximate on-site location, size and depth of existing water and sewer mains, fire hydrants, gas, electric and telephone lines as well as the nearest offsite location of the above named utilities;  
The City of Whitefish water runs on the north side of Lamb Lane at approximately 12' off edge of road, and 5-6' deep according to T-Bend Construction who did the install. This water line services the fire hydrants which are located at west end of Lamb Lane, and midway down Lamb Lane toward the Assembly of God Church. Northwest Gas line on north side of Lamb Lane at approximate depth of 24" and 2-3' off the edge of Lamb Lane(marked by gas company markers). Flathead Electric has underground power down the south side of lamb lane at about 36" depth and 5-6' off edge of road.
  - iii. All on-site utility descriptions shall be referenced to the preliminary plat.  
See Preliminary Plat
- dd. A request for any/all variance(s) to these Regulations.  
*There is no variance requested from these regulations, the conditional use permit that allows for the cluster style development is attached to this submittal.*

## **Part 2 – Preliminary Plat Form and Contents**

The subdivider shall submit a legible plat at a scale sufficient to minimize the number of sheets and maintain clarity. The plat shall consist of one or more sheets either 18 x 24 inches or 24 x 36 inches in size. Additional copies of the plat

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measuring 11 x 17 inches in size and 8.5 x 11 inches in size shall be included. The following shall be included on the preliminary plat, if applicable:

- a. Name and location of the subdivision, scale, scale bar, north arrow and date of preparation;
- b. The approximate exterior boundaries and location of all section corners or subdivision corners of sections pertinent to the subdivision boundary including bearings and distances sufficient to locate the exact area proposed for subdivision; Flathead County Subdivision Regulations Page -A7
- c. All lots and blocks designated by numbers, approximate dimensions scaled to the nearest foot, and the area of each lot estimated to the nearest 0.1 acre;
- d. Ground contours for the tract shall be shown in accordance to the following requirements: Where the Average Slope of the Entire Site Is Contour Intervals for the Entire Plat Shall Be Under 10% Under 10% Two (2) feet 10% - 15% Five (5) feet Over 15% Ten (10) feet. If a uniform contour interval is not practical, the contour interval may be changed for steep areas, if such a change is clearly identifiable through shading or other appropriate graphic technique. For building pads and driveways see Section 4.7.7 for additional topography requirements.
- e. The planning director may waive the topography requirement if the subdivider can demonstrate that the elevation difference over the entire subdivision is less than 20 feet and the subdivision does not contain areas mapped as 100-year floodplain.
- f. All existing and proposed adjoining roads and alleys, and width of the access easement(s) with existing and proposed road names and access points from the nearest public roads;
- g. Any existing and proposed utilities located on or adjacent to the proposed subdivision, including utility easements and right-of-way easements located or proposed to be located on or adjacent to the tract;
- h. Location, boundaries, dimensions and areas of any parks or areas dedicated for common or public use;
- i. Location and size of existing buildings, structures and improvements, if to be retained;
- j. Designated one hundred year (100-year) floodplain and/or floodway area, if any;
- k. Location and size of all natural and environmental features on the site including all surface water bodies, wetlands, springs and areas of shallow ground water eight feet or less;
- l. For each lot where the obvious building area is in question (general topography of the lot or immediate topography adjacent to the primary access road averages 25%) show:
  - i. A typical building pad (measuring a minimum 40 foot square);
  - ii. The building pad must be able to be accessed by a minimum 10 foot wide private drive with no point of the driveway exceeding a developed grade of 12%, and the initial 20 feet of driveway surface shall not exceed 5% grade. In the case ground Flathead County Subdivision Regulations Page -A8 contours provided in conformance with (d) above do not indicate conformance with the grade standard, the application shall include driveway profiles demonstrating conformance of developed grade;
  - iii. The driveway and building pad shall be identified on the preliminary plat using minimum 2-foot contour intervals for clarity;
  - iv. Any building pad which exceeds 25% in cross slope shall be required to receive a favorable report and comply with the recommendations of a geo-technical soils analysis conducted by a licensed engineer prior to final plat approval. Flathead County Subdivision Regulations Page -A9

Please see [attached North Lamb Lane Subdivision Preliminary Plat](#)

## Appendix C

### Environmental Assessment

#### General Instructions

It shall be the responsibility of the subdivider to submit the information required by this Section with the preliminary plat. This Environmental Assessment format shall be used by the applicant in compiling a thorough description of the potential impacts for the proposed subdivision. Each question pertinent to the proposal must be addressed in a full comprehensive and systematic fashion (both maps and/or text as applicable). Incomplete Environmental Assessments will not be accepted. The Environmental Assessment will be objectively measured to assure that all mandatory elements

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are included and that, based upon objective standards, all prospective impacts are adequately addressed. At a minimum the Environmental Assessment must contain the following for all assessment contents:

[See Environmental Assessment](#)